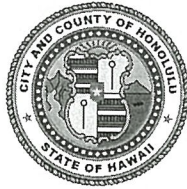


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

June 28, 2022

2021/ED-4 (JML)

Ms. Mary Alice Evans, OPSD Director
State of Hawaii
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Evans:


SUBJECT: Draft Environmental Assessment (DEA)
Chapter 343, Hawaii Revised Statutes,
Title 11, Chapter 200, Hawaii Administrative Rules
Project: The Hocking Building Adaptive Reuse
Applicant: The Hocking Building LLC
Agent: Environmental Communications, Inc.
Location: 2 North King Street - Chinatown
Tax Map Key: 1-7-003: 001

With this letter, the Department of Planning and Permitting hereby transmits the DEA and anticipated finding of no significant impact for the Hocking Building Adaptive Reuse Project at 2 North King Street in Chinatown (Tax Map Key 1-7-003: 001), on the island of Oahu, for publication in the next edition of "*The Environmental Notice*" on **July 8, 2022**.

Enclosed, please find a completed publication form and a digital copy of the DEA.

Should you have any questions, please contact Janet Meinke-Lau, of our staff, at (808) 768-8033, or j.meinkelau@honolulu.gov.

Very truly yours,


for Dean Uchida
Director

Enclosures

APPLICANT PUBLICATION FORM

Project Name:	The Hocking Building Adaptive Reuse
Project Short Name:	The Hocking Building Adaptive Reuse
HRS §343-5 Trigger(s):	Use of State and County Funds, Historic Building
Island(s):	Oahu
Judicial District(s):	Honolulu
TMK(s):	(1) 1-7-003: 001
Permit(s)/Approval(s):	Building Permits
Approving Agency:	City and County of Honolulu Department of Planning and Permitting
Contact Name, Email, Telephone, Address	Janet Meinke-Lau, j.meinkelau@honolulu.gov (808) 768-8000, 650 South King Street, 7 th Floor, Honolulu, Hawaii 96813
Applicant:	The Hocking Building LLC
Contact Name, Email, Telephone, Address	Mark Hashem, mhashme@sofoserealty.com (808) 388-7693, 1600 Ala Moana Boulevard, Suite 103, Honolulu, Hawaii 96815
Consultant:	Environmental Communications, Inc.
Contact Name, Email, Telephone, Address	Taeyong Kim, tkim@environcom.com (808) 528-4661, P.O. Box 236097, Honolulu, Hawaii 96823

Status (select one) X DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12
EISPN ("Direct to
EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

- ☐ FEIS Acceptance Determination The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- ☐ FEIS Statutory Acceptance The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
- ☐ Supplemental EIS Determination The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- ☐ Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- ☐ Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The Project consists of an adaptive reuse Project for affordable rental housing in downtown Honolulu. This Project will be restricted to qualified households within the 30 percent to 50 percent Area Median Income level.

Adaptive reuse of the building involves converting the commercial office space building into an affordable rental housing Project with 40 units. 25 units will be studio units, six units will be one-bedroom units, and nine units will be two-bedroom units. Tenant storage will be located in the basement. A community room, gym, laundry room, computer room and existing courtyard will be located on the ground floor. The building will retain its historic appearance and efforts have been made to restore the building close to its original exterior design.

The proposed Project will involve the use of Federal Historic Tax Credits, State Low Income Housing Tax Credits, and Rental Housing Revolving Fund administered by the Hawaii Housing Finance and Development Corporation.